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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

SUBDIVISION REVIEW BOARD

MEETING DATE September 12, 2005	CONTACT/PHONE Nick Forester 781-1163	APPLICANT Eric and Shari Cleveland	FILE NO. CO04-0628 SUB2004-00212
SUBJECT Request by Eric and Shari Cleveland for a Vesting Tentative Parcel Map, using the Transfer of Development Credit program, to subdivide an existing 2.58 acre parcel into two parcels of 1.39 and 1.19 acres each for the purpose of sale and/or development. The project will not result in any site disturbance until development of the undeveloped parcel. The project includes off-site road improvements to El Camino Real and Santa Clara Road. The proposed project is within the Residential Suburban land use category and is located on the northeastern side of El Camino Real, on the east corner of the El Camino Real and Santa Clara Road intersection, south of the city of Atascadero. The site is in the Salinas River planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Parcel Map CO04-0628 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study finds that there is no substantial evidence that the project may have a significant effect on the environment, and that the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulation section 15000 et seq.) has been issued on July 21, 2005 for this project. Mitigation measures are proposed to address biology, noise, wastewater cultural resources, and land use.			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 059-051-005	SUPERVISOR DISTRICT(S) 5
PLANNING AREA STANDARDS: Planning Impact Area –Atascadero and Shared Driveways. Minimum parcel size.			
LAND USE ORDINANCE STANDARDS: None			
EXISTING USES: Single family dwelling under construction on proposed parcel one.			
SURROUNDING LAND USE CATEGORIES AND USES: <div style="display: flex; justify-content: space-between;"><div><i>North:</i> Residential Suburban / residences/ gun club</div><div><i>East:</i> Residential Suburban / residences</div></div> <div style="display: flex; justify-content: space-between;"><div><i>South:</i> Residential Suburban / residences</div><div><i>West:</i> Residential Suburban / residences</div></div>			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Santa Margarita Community Advisory Group, Public Works, Environmental Health, County Parks, Atascadero Mutual Water Company, APCD, CDF, City of Atascadero, California Department of Transportation.	
TOPOGRAPHY: Nearly level	VEGETATION: One Oak tree.
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: May 10, 2005

ORDINANCE COMPLIANCE:

Project conforms to San Luis Obispo County Ordinance standards as follows:

Minimum Parcel Size

The minimum parcel size is 2.5 acres based upon the planning area standard for the site. The applicant is requesting a subdivision of a parcel that would result in parcels below 2.5 acres based on the provisions of the county TDC program.

TDC Receiver Site

Under Salinas River Planning Area rural standards, the site qualifies for a 2.5 acre minimum parcel size. The applicant, however, has requested to be a Transfer of Development Credit (TDC) receiver site. The site qualifies as a receiver site as follows:

1. The project is recommended for a Mitigated Negative Declaration;
2. The site is not within agricultural preserve;
3. The site is within 10 miles of an urban reserve line;
4. The footprint of development is located on less than 30 percent slopes;
5. The footprint development is outside of SRA, FH, GSA, Earthquake Fault Zone and the very high Fire Hazard
6. The footprint of development is outside of a significant biological, geographical or riparian habitat as defined by the Natural Areas Plan (appendix B of the Ag and Open Space Element of the general plan); and
7. The development complies with all development standards; water, sewage disposal and access standards and all land division standards as set forth in Titles 19, 21, and 22.

The base density of the project, per planning area standard, is one parcel per 2.5 acres. Section 22.24.070.B.2.d allows division of an otherwise unsubdividable parcel into no more than one additional parcel. The parcel(s) after division shall not be less than the lowest minimum parcel size allowed by the land use category. In this case, the lowest minimum parcel size in Residential Suburban land use category is one acre. This site would otherwise qualify for the one-acre minimum parcel size absent the planning area standard that sets a 2.5-acre minimum. One transfer of development credit will need to be retired prior to recordation of the final map.

Underground Utilities – This project is conditioned to provide underground utilities per section 22.10.160.

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Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees

County Ordinance 2529 establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

Road Improvements

This application was reviewed in detail by both Public Works and Planning and Building relative to access and circulation requirements for the area. This is in response to the potential for further divisions and development in the site vicinity. As a result of this review, road improvements are recommended as a means of providing appropriate access and circulation for this area.

PLANNING AREA STANDARDS:

Project conforms to the Salinas River Planning Area standards as follows:

Minimum Parcel Size -The minimum parcel size for land division in the South Atascadero area is 2.5 acres. This project proposes the use of a TDC credit. When TDC credits are used in subdivisions the base density is the minimum parcel size. In this case because the area plan minimum parcel size 2.5 acres, this is the base density for the proposed subdivision.

Planning Impact Area – Atascadero: This project is located near the City of Atascadero. The county is required to refer projects close to the city, to the city for comments. This project was referred to the city of Atascadero. No response has been received.

Shared Driveways: Shared driveways are encouraged in this area. However, since proposed parcel one is developed with a single family dwelling and has an existing driveway off of Santa Clara street, shared driveways are not practical in this case.

COMBINING DESIGNATIONS: None

MAJOR ISSUES:

The applicant has submitted a percolation data report prepared by Mid Coast Geo Technical on December 2, 2004. The report indicates that one exploratory boring was done to a depth of sixteen feet below the existing surface and that no groundwater or evidence of historical groundwater was found. The report does state that seasonal perched groundwater may be encountered at various locations across the parcel. Because of historical problems with high groundwater at this location and because county staff observed standing water in the foundation excavations done for the dwelling on proposed parcel one, County Staff from the Environmental Health Department and Planning Department have concerns with the depth of ground water for

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the proposed parcels. The project has been conditioned to require additional testing on proposed parcel two to determine if an onsite septic system can be constructed in compliance with the County Codes and the Regional Water Quality Control Board basin plan requirements.

COMMUNITY ADVISORY GROUP COMMENTS:

The application was reviewed by the Santa Margarita Advisory Council at the April 13, 2005 meeting. A motion was made to not take action on the item. The motion was approved with a vote of : AYES 10, NAYES 4, ABSTENTION 2.

AGENCY REVIEW:

Public Works- Recommends approval with conditions.

Environmental Health - Recommends approval with condition for additional ground water depth testing.

County Parks - Recommends approval. Quimby fees required

CDF – Issued fire letter dated March 7, 2005

City of Atascadero – No comments received.

Atascadero Mutual Water Company- Issued Can and Will serve letter dated November 18, 2004

APCD – No response received

Cal Trans – No response received.

LEGAL LOT STATUS:

The one lot was legally created by the Atascadero Colony recorded map.

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FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study finds that there is no substantial evidence that the project may have a significant effect on the environment, and that the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulation section 15000 et seq.) has been issued on July 21, 2005 for this project. Mitigation measures are proposed to address biology, noise, wastewater cultural resources, and land use.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with the Transfer of Development Credit Program contained in the Land Use Ordinance and is being subdivided in a consistent manner with the Residential Suburban land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance using the provisions of the Transfer of Development Credit Program.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of residential uses.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support a residential dwelling.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site contains no sensitive species habitat
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.
- J. The site qualifies as a TDC Receiver Site as follows: (1) the project is recommended for a mitigated negative declaration; (2) the site is not within agricultural preserve; (3) the site is within 10 miles of an urban reserve line (adjacent to the Atascadero urban reserve line); (4) the applicant has designated building sites and access drives where footprint of development is located on less than 30 percent slopes; (5) the footprint of development

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is outside of SRA, FH, GSA, Earthquake Fault Zone and the Very High Fire Hazard Area, because none of the site is located within these areas; (6) the footprint of development is outside of a Significant Biological, Geographical or Riparian Habitat as defined by the Natural Areas Plan (appendix B of the Ag and Open Space Element of the general plan) because none of the site is located within these areas and (7) the development complies with all development standards, water, sewage disposal and access standards and all land division standards as set forth in Titles 19, 21, and 22.

Road Improvements

- K. In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within one year after recordation of the parcel map and prior to issuance of a permit or other grant of approval for development on a parcel.

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EXHIBIT B

CONDITIONS OF APPROVAL FOR CO04-0628

Approved Project

1. A Vesting Tentative Parcel Map, using the Transfer of Development Credit program, to subdivide an existing 2.58 acre parcel into two parcels of 1.39 and 1.19 acres each for the purpose of sale and/or development.

Access and Improvements

2. Roads and/or streets to be constructed to the following standards:
 - El Camino Real and Santa Clara widened to complete a A-1 section fronting the property.
3. The applicant offer for dedication to the public by certificate on the map or by separate document:
 - a. For road widening purposes five feet along Santa Clara road, to be described as twenty five feet from the recorded centerline.
 - b. A twenty foot radius property line return at the intersection of El Camino and Santa Clara roads.

Improvement Plans

4. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan (County Health).
 - d. Grading and erosion control plan for subdivision related improvement locations.
 - e. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
5. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
6. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all

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conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

Drainage

7. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Wastewater Disposal

8. Prior to the filing of the final parcel or tract map, the applicant shall submit to and be jointly approved by the county Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must perform a minimum of three (3) percolation test holes, to be spaced uniformly in the area of the proposed sewage disposal system. The test shall be conducted between the months of October and March, which is historically the rainy season when high ground water is likely to occur. *(Parcel two only)*

Utilities

9. Electric and telephone lines shall be installed underground

Parks and Recreation (Quimby) Fees

10. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

11. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Fire Protection

12. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements listed in the CDF letter dated march 7, 2005 prior to filing the final parcel or tract map.

Additional Map Sheet

13. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

Biological Resources

- A. **Prior to issuance of grading and construction permits for individual lot development**, the applicant shall install highly visible, temporary, construction fencing at a distance of 25 feet from the base of the trunk of the mature valley oak tree on proposed Parcel 2. The use of equipment, vehicles, and storage of equipment, vehicles, materials, soils, and fill material shall be prohibited inside the protection fencing. The fencing shall remain in place until final inspection.

Noise

- B. **Prior to issuance of construction permits for individual lot development**, the applicant shall submit site plans showing outdoor activity areas located on the southwestern side of the residence.
- C. **Prior to issuance of construction permits for individual lot development**, the applicant shall submit construction plans incorporating the following construction and design standards:
 - a. Vents and roof penetrations: Soffit vents, eave vents, dormer vents and other wall and roof penetrations shall be located on the walls and roofs facing away from the noise source (located on the northern, eastern, and southern sides) wherever possible.
 - b. Walls: The northeast-facing walls of habitable spaces on all floors of residences nearest the noise source shall have a wall construction with an S.T.C. (Sound Transmission Class) rating of 30 or greater. Construction of the wall shall include the use of non-hardening caulking at all construction joints, header and footer construction and edges of dry wall where gypsum board meets ceiling, intersecting walls and floor.
 - c. Acoustic leaks: Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation and construction on the northeastern side of the residence nearest the noise source shall receive special attention during construction. All construction openings and joints through the gypsum board on northeast-facing walls shall be insulated, sealed and caulked with foam in place or a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation.
 - d. Windows: To meet interior LDN 45 dBA requirements, windows for habitable spaces on the northeastern side of the residence shall be of double-glazed construction with one light of laminated glass, and installed in accordance with the recommendations

of the manufacturer. The windows shall be fully gasketed, with an S.T.C. rating of 30 or better, as determined in testing by an accredited acoustical laboratory.

- e. Doors: To meet the interior LDN 45 dBA requirements, doors facing the northeast shall be fully gasketed and sealed assembly, with an overall S.T.C. rating of 30 or better, as determined in testing by an accredited acoustical laboratory.

Wastewater

- E. Prior to building permit issuance and leach line installation, soil borings shall be taken at each proposed lot line to verify that adequate separation and acceptable soil conditions exist. If adequate separation or acceptable soil conditions are not achieved, an engineered system shall be designed and installed to conform to Basin Plan requirements.

Covenants, Conditions and Restrictions

- 13. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:

Biological Resources

- A. Prior to issuance of grading and construction permits for individual lot development, the applicant shall install highly visible, temporary, construction fencing at a distance of 25 feet from the base of the trunk of the mature valley oak tree on proposed Parcel 2. The use of equipment, vehicles, and storage of equipment, vehicles, materials, soils, and fill material shall be prohibited inside the protection fencing. The fencing shall remain in place until final inspection.

Noise

- B. Prior to issuance of construction permits for individual lot development, the applicant shall submit site plans showing outdoor activity areas located on the southwestern side of the residence.
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 - 2. Walls: The northeast-facing walls of habitable spaces on all floors of residences nearest the noise source shall have a wall construction with an S.T.C. (Sound Transmission Class) rating of 30 or greater. Construction of the wall shall include the use of non-hardening caulking at all construction joints, header and footer construction and edges of dry wall where gypsum board meets ceiling, intersecting walls and floor.
 - 3. Acoustic leaks: Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation and construction on the northeastern side of the residence nearest the noise

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source shall receive special attention during construction. All construction openings and joints through the gypsum board on northeast-facing walls shall be insulated, sealed and caulked with foam in place or a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation.

4. Windows: To meet interior LDN 45 dBA requirements, windows for habitable spaces on the northeastern side of the residence shall be of double-glazed construction with one light of laminated glass, and installed in accordance with the recommendations of the manufacturer. The windows shall be fully gasketed, with an S.T.C. rating of 30 or better, as determined in testing by an accredited acoustical laboratory.
5. Doors: To meet the interior LDN 45 dBA requirements, doors facing the northeast shall be fully gasketed and sealed assembly, with an overall S.T.C. rating of 30 or better, as determined in testing by an accredited acoustical laboratory.

Wastewater

- E. Prior to building permit issuance and leach line installation, soil borings shall be taken at each proposed lot line to verify that adequate separation and acceptable soil conditions exist. If adequate separation or acceptable soil conditions are not achieved, an engineered system shall be designed and installed to conform to Basin Plan requirements.

Miscellaneous

14. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and septic tanks a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
15. A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.
16. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

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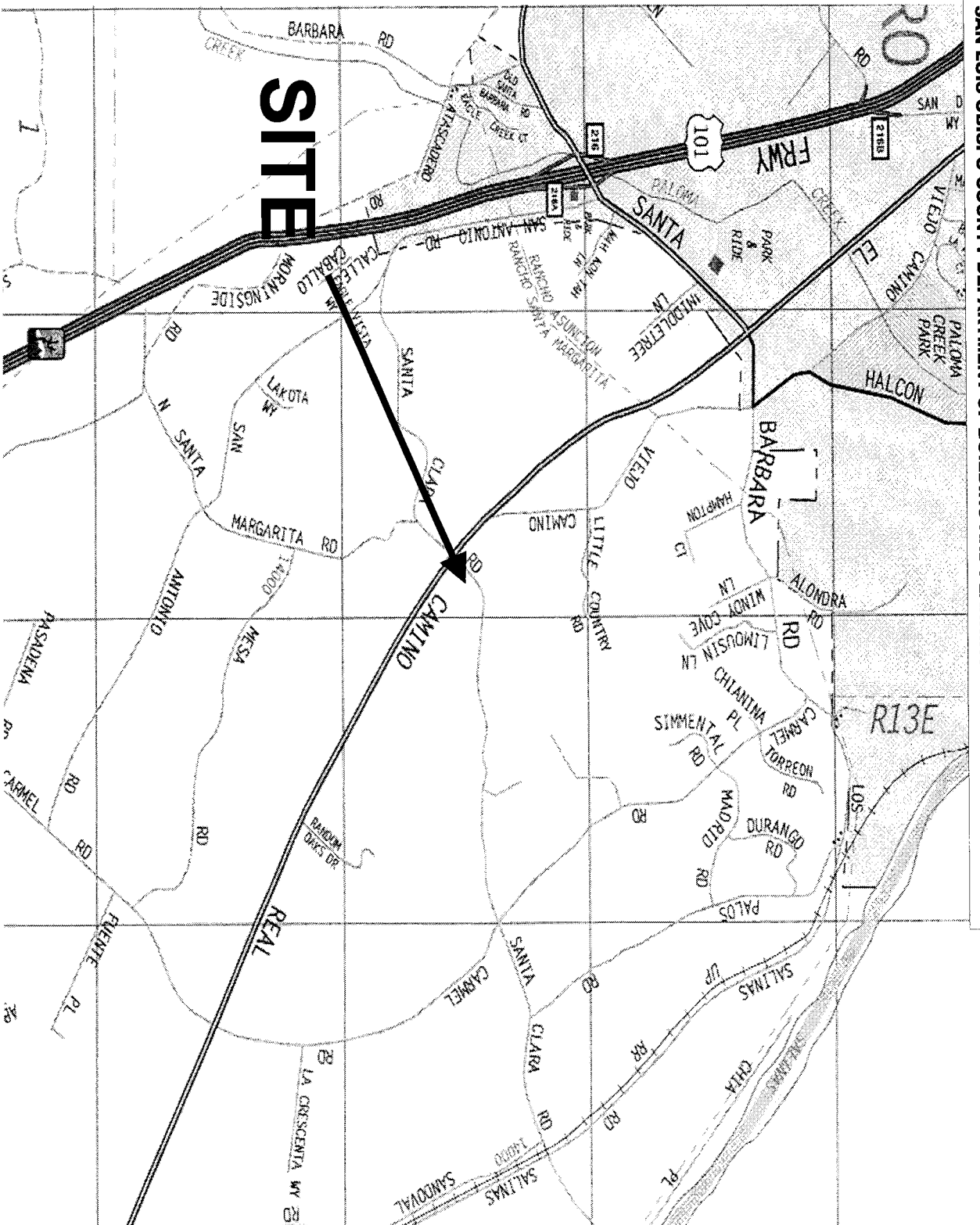
CONDITIONS - EXHIBIT B

STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS USING COMMUNITY WATER AND SEPTIC TANKS

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal, until public sewers may become available.
7. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
8. For parcels created with approved community (public) water but no community sewers, the approved on-site sewage disposal systems shall be designed, where feasible, for ease in ultimate sewerage.
9. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.

10. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning and Health Departments for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for on-site subsurface sewage disposal.
11. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
12. An encroachment permit be obtained from the California Department of Transportation for any work to be done on the state highway.
13. Any existing reservoir or drainage swale on the property shall be delineated on the map.
14. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
15. Required public utility easements be shown on the map.
16. Approved street names shall be shown on the map.
17. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
18. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
19. Any private easements on the property shall be shown on the map with recording data.
20. All conditions of approval herein specified, unless otherwise noted, are to be complied with prior to the filing of the map.
21. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
22. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
23. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees shall be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

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PROJECT

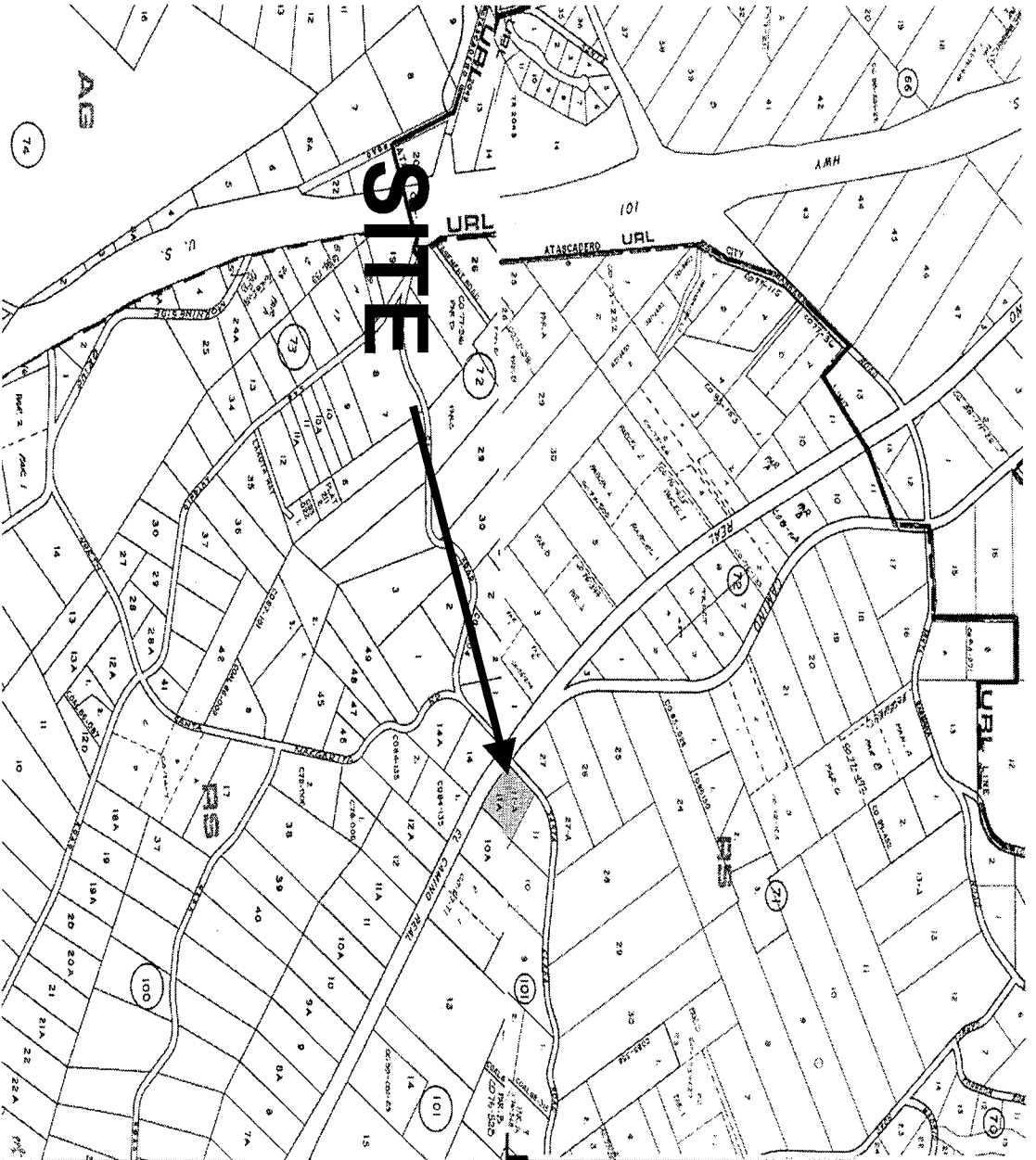
Parcel Map
Cleveland Sub2004-00212



EXHIBIT

Vicinity Map

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PROJECT

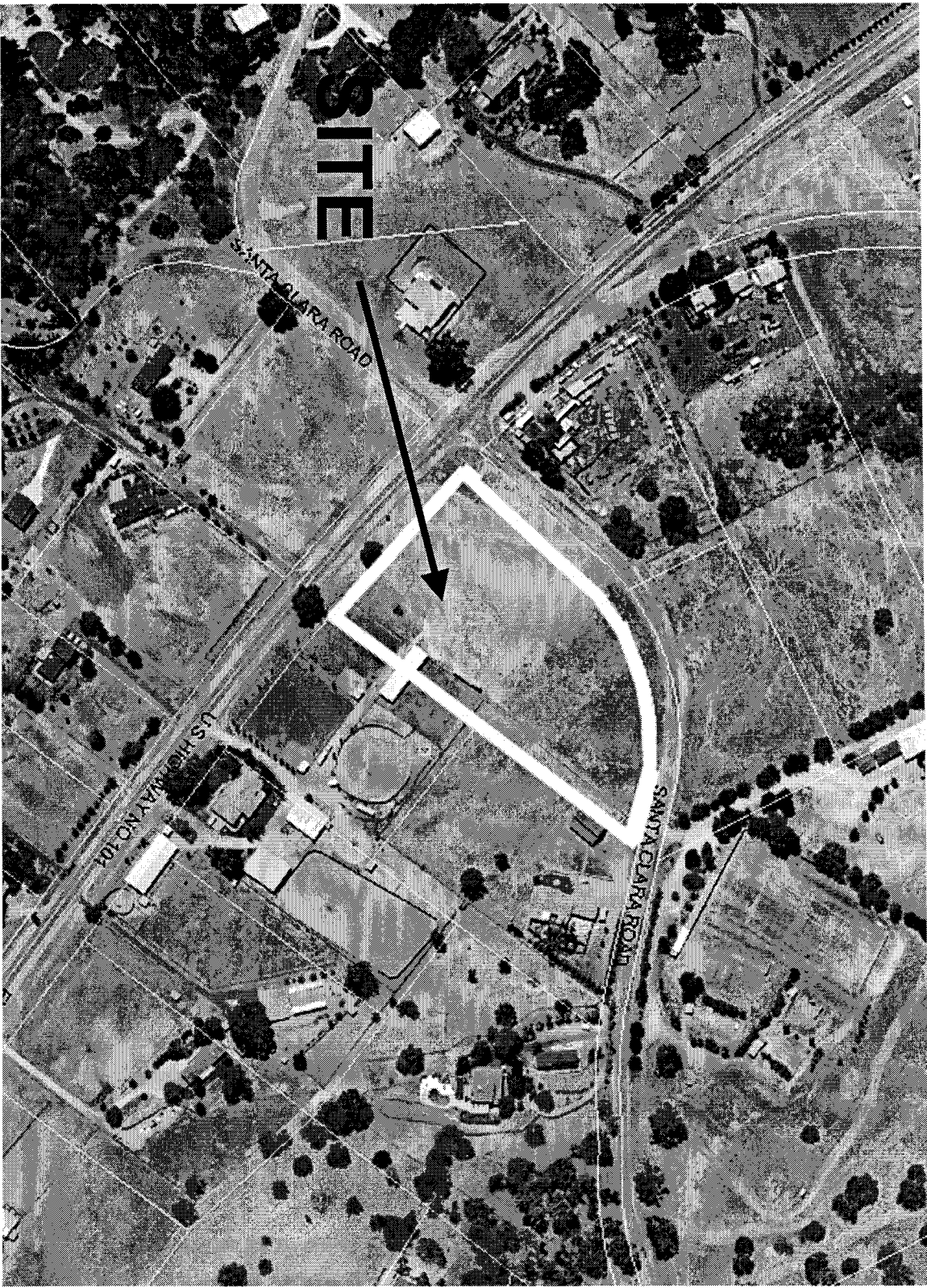
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EXHIBIT

Land Use Category

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PROJECT

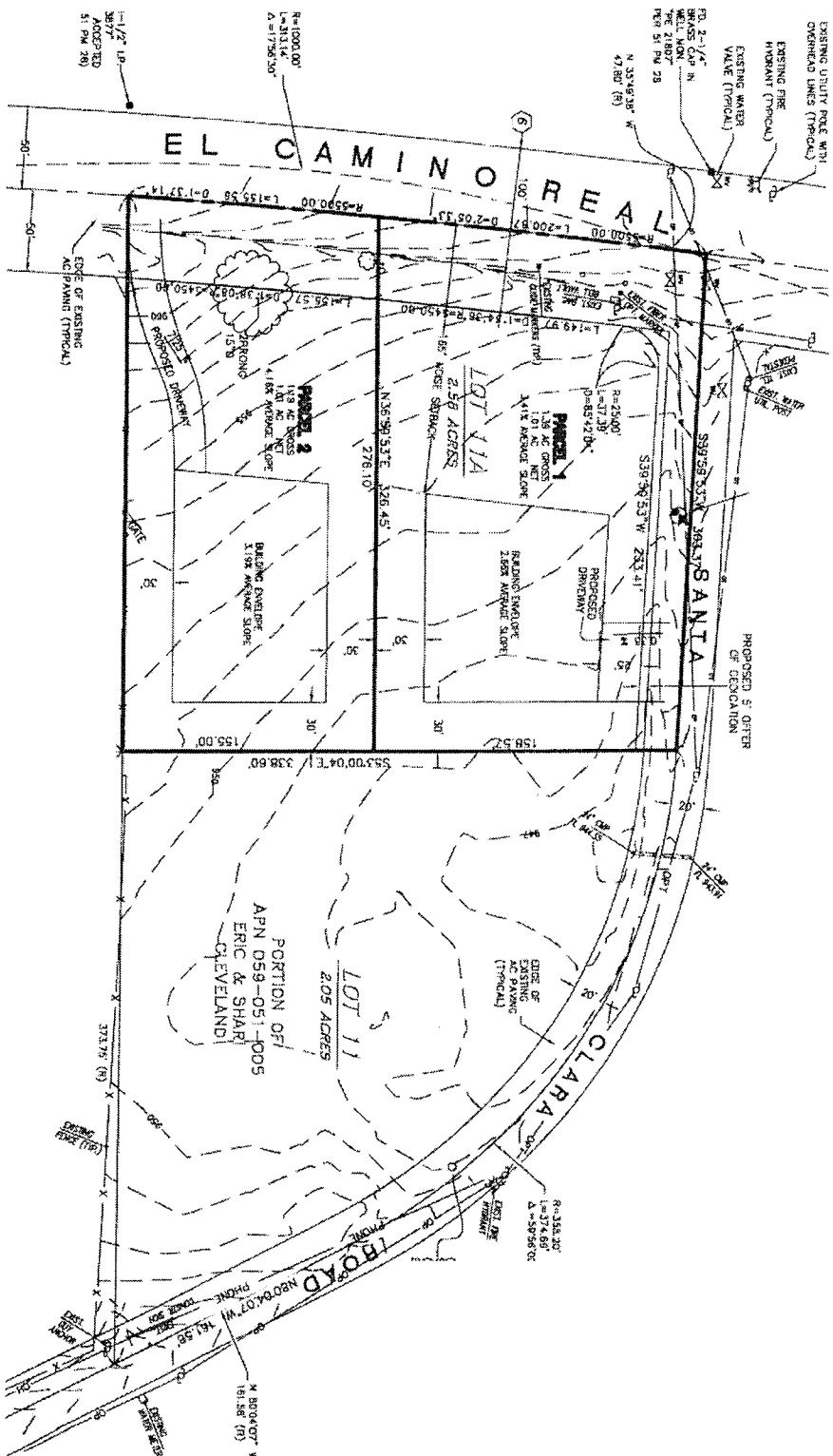
Parcel Map
Cleveland Sub2004-00212



EXHIBIT

Aerial Photograph

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Parcel Map
Cleveland Sub2004-00212



Site Plan

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**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Cleveland Parcel Map SUB2004-00212

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Morro Group, Inc.

Prepared by (Print)	Signature	Date
John Nall		7/21/05
Reviewed by (Print)	Signature (for)	Date

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Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Eric and Shari Cleveland for a Parcel Map to subdivide an existing 2.58-acre lot into two parcels of approximately 1.39 and 1.19 acres each for the purpose of sale and/or development and allow the parcel to be designated a Transfer of Density Credit (TDC) Receiver site. The project includes off-site road improvements to El Camino Real and Santa Clara Road. The project will result in the disturbance of approximately 0.6 acre. The proposed project is located on the northeastern side of El Camino Real, on the east corner of the El Camino Real and Santa Clara Road intersection, south of the City of Atascadero. The site is within the Salinas River planning area.

ASSESSOR PARCEL NUMBER(S): 059-051-005

SUPERVISORIAL DISTRICT # 5

B. EXISTING SETTING

PLANNING AREA: Salinas River

LAND USE CATEGORY: Residential Suburban

COMBINING DESIGNATION(S): None applicable

EXISTING USES: Single-family residence under construction

TOPOGRAPHY: Nearly level to gently sloping

VEGETATION: Grasses, valley oak

PARCEL SIZE: 2.58 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Suburban; Single-family residences	<i>East:</i> Residential Suburban; Single-family residence, gun club
<i>South:</i> Residential Suburban; Single-family residence, equestrian facility	<i>West:</i> Residential Suburban; Single-family residences

7-20

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site consists of a 2.58-acre parcel located on the northeastern side of El Camino Real, immediately east of the El Camino Real and Santa Clara Road intersection (refer to Figures 1 through 3). One residence is currently under construction within the western portion of the parcel. The remainder of the project site is nearly level to gently sloping, and supports disturbed grassland, forbs, and one mature valley oak tree. The surrounding area is characterized by gently to moderately sloping topography vegetated with grassland and scattered oak woodland, developed with residences and secondary agricultural uses including livestock grazing and equestrian facilities. The Santa Lucia Sportsmen's Association Gun Club is located to the north of the project site. The project site and surrounding similarly developed areas are visible from El Camino Real and Santa Clara Road. El Camino Real is a two lane arterial connecting Atascadero to Santa Margarita, and Santa Clara Road is a two-lane local road providing access to scattered residential development on the east side of El Camino Real.

Impact. The applicant is proposing to subdivide the project site into two parcels, approximately 1.39 and 1.19 acres each for the purpose of sale and/or development (refer to Figure 4). The TDC designation would allow for a slightly higher development density on the parcel than otherwise allowed, while still preserving the rural character of the area by reducing conversion pressure on adjacent agricultural lands. One residence is currently under construction on proposed Parcel 1, and a building envelope and proposed access driveway are identified on proposed Parcel 2. Future development of a single-family residence on the project site would not significantly change the visual character of the area and no visual impacts are anticipated.

Mitigation/Conclusion. No significant visual impacts would occur as a result of the proposed parcel map, and no mitigation is required.

7-21

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located in the Residential Suburban land use category. The soil types on the project site for "non-irrigated" and "irrigated" soil, as described in the Natural Resource Conservation Service (NRCS) Soil Survey, are Conception sandy loam, Botella sandy loam, and San Andreas-Arujo sandy loams (non-irr: Class IV, irr: Class II to IV). Surrounding land uses consist of residential development with secondary uses including horse pastures and cattle grazing. The proposed project includes zoning of the property as a Transfer of Density Credit (TDC) receiver site, which would allow a higher development density on the parcel than what would otherwise be allowed under the Residential Suburban land use category in the project area, while still preserving the rural character of the area by reducing conversion pressure on nearby agricultural lands. The minimum parcel size for the south Atascadero area is established as 2.5 acres to provide open space areas for animal husbandry and preservation of the rural character.

The proposed parcel split and designation as a TDC receiver site would allow for establishment of two parcels 1.39 and 1.19 acres in size, and although the proposed parcels do not meet the minimum size requirement for the project area, the site is consistent with the goals of the TDC program. Creation of one additional parcel with one single-family residence is not anticipated to cause a significant long-term impact to continued use of the property or adjacent lands for animal husbandry or other agricultural uses due to TDC program conditions prohibiting further subdivisions and development of the parcel. The property would receive a TDC receiver site combining designation, which would prohibit further subdivision and land use category changes while allowing one residence on each parcel. No direct impacts to adjacent agricultural lands would occur as a result of the proposed project.

Mitigation/Conclusion. The TDC receiver site designation, creation of one additional parcel, and future construction of one single-family residence would not cause direct impacts to nearby secondary agricultural uses. Implementation of the restrictions placed on the property as a TDC receiver site and prohibition of future subdivisions and land use category changes, would reduce the conversion pressure on lands west of Highway 101. No mitigation measures are required.

7-22

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Based on the latest air monitoring station information (per the County's RMS annual report, 2004), the trend in air quality in the general area is moderately improving, where unacceptable PM10 levels were exceeded once in 2003, which is down from 2002 (two exceedances). The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e. application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone.

Impact. One residence is currently under construction within proposed Parcel 1. Future construction of a residence, driveway, and associated road improvements would result in the disturbance of approximately 0.6 acre. This will result in the creation of dust, construction-related emissions, and operational emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation.

Generally, the APCD does not support fracturing of rural lands and residential development removed from employment and commercial services. The Clean Air Plan includes land use management strategies to guide decision-makers on land use approaches that result in improved air quality. The proposed project is somewhat inconsistent with the "Planning Compact Communities" strategy, where increasing development densities within urban areas is preferable over increasing densities in rural areas. Increasing densities in rural areas results in longer single-occupant vehicle trips and increases emissions. In this instance, this partial inconsistency is not considered significant for the following reasons: 1) the proposed density of this subdivision is still consistent with what was assumed in the last update of the Clean Air Plan which, based in part on this density, approved the necessary control measures to achieve acceptable air quality attainment in the future; 2) standard forecast modeling (e.g., ARB URBEMIS2001) identifies that vehicles in the near future will produce substantially lower emissions (e.g., use of electric, hybrid and advanced technology vehicles); and 3) the TDC designation would allow for a slightly higher development density on the parcel than otherwise allowed, while reducing conversion pressure in other rural areas. Based on the above discussion, given the smaller number of potential new residences (one additional residence), both individual and

cumulative impacts are expected to be less than significant as it relates to the Clean Air Plan land use strategies.

Mitigation/Conclusion. No significant impacts were identified, and no mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - Will the project:		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	<i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is dominated by disturbed grassland and forbs. One mature valley oak tree (*Quercus lobata*) is located adjacent to El Camino Real. The project site does not support wetland or riparian habitat.

Sensitive Plant Species. Based on the California Natural Diversity Database (CNDDDB), the proposed project site is located in the vicinity of two special status plant species: straight-awned spineflower (*Chorizanthe rectispina*), a California Native Plant Society (CNPS) List 1B (rare, threatened, or endangered in California and elsewhere) annual herb; and Santa Margarita manzanita (*Arctostaphylos pilosula*), a CNPS List 1B evergreen shrub.

Straight-awned spineflower occurs within barren sandy or gravelly soils in association with chaparral shrubs, dry woodland, or grasslands. The blooming period for this species is May through July. Malcolm McLeod, Ph.D, surveyed the project site in May 2005, and no evidence of this species was documented (Malcolm McLeod, Ph.D.; May 4, 2005). Santa Margarita manzanita occurs within closed-cone coniferous forest, chaparral, and cismontane woodland. No species of manzanita was observed on the project site.

Sensitive Wildlife Species. Based on the CNDDDB, the proposed project site is located within the documented habitat range of the least Bell's vireo (*Vireo bellii pusillus*) and willow flycatcher (*Empidonax traillii extimus*). Least Bell's vireo is a State and Federal Endangered bird species, and the willow flycatcher is a State Endangered species. Least Bell's vireo is a bird species that prefers thickets of willow and low shrubs for nesting and roosting cover, usually near thickets, streams, and riparian corridors. Willow flycatcher is documented in the Santa Margarita River corridor, and prefers willow thickets for nesting. Habitat for these species is not present onsite.

7-24

Impact. The proposed building envelope and driveway are located a minimum of 30 feet from the dripline of the one valley oak tree near El Camino Real. The tree is located approximately 30 feet from the existing edge of pavement at El Camino Real. No direct impacts to the tree would occur as a result of the proposed project. Incidental impacts may occur during future grading and construction activities if protection measures are not in place to avoid impacts to the valley oak tree.

Mitigation/Conclusion. The applicant has agreed to install protection fencing surrounding the one valley oak tree at a distance of 25 feet from the dripline (canopy). The fencing shall remain in place until final inspection. The use of equipment, vehicles, and storage of materials, equipment, or soils shall be prohibited within the protected root zone of the tree. Based on the above discussion and implementation of mitigation, impacts to biological resources would be less than significant.

5. CULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disturb historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project is located in an area historically occupied by the Obispeño Chumash and Southern Salinian. The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation (rock outcrops, continuous water presence). Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7-25

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Geology. The topography of the project site is nearly level to gently sloping. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low to moderate. Active faulting is known to occur approximately one mile east of the project site. The project is not within a known area containing serpentine or ultramafic rock or soils. There is no evidence that measures above what will already be required by ordinance or code are needed.

Drainage. The nearest source of surface water is Paloma Creek, located approximately 0.6 mile to the west. The area proposed for development is outside the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, the soil types mapped for the project site are moderately to very poorly drained. Prior to future development on the subject property, the applicant will be required to prepare a drainage plan (per County Land Use Ordinance, Sec. 22.52.080) that will be incorporated into the development to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan for the increased runoff from new construction will need to show that there will not be any increase in surface runoff beyond that of historic flows. There is no evidence that measures above what will already be required by ordinance or code are needed.

Sedimentation and Erosion. The soil types mapped for the project site are Conception sandy loam, Botella sandy loam, and San Andreas-Arujo sandy loams. As described in the NRCS Soil Survey, the soil surface is considered to have low to moderate erodibility and low to moderate shrink-swell characteristics. Future grading activities would result in the disturbance of approximately 0.6 acre. Based on the location and topography of the project site, and proposed area of disturbance, there is no evidence that measures above what will already be required by ordinance or code are needed.

7-26

Mitigation/Conclusion. Based on the discussion above, and compliance with standard requirements, impacts would be less than significant and no project-specific mitigation is necessary.

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project is not located in an area of known hazardous material contamination. The project does not propose the use of hazardous materials. The project is not expected to conflict with any regional evacuation plan. The project is not within the Airport Review area. The project is within a High Fire Severity Zone within a State Responsibility Area for wildland fires. Prior to issuance of construction permits for lot development, the applicant is required to comply with local and state fire regulations, which include access road and driveway specifications, fire flow water supply, and fuel modification (100 feet surrounding all structures).

Mitigation/Conclusion. The applicant is required to comply with all fire safety rules, regulations, and standards of the California Fire Code and Public Resources Code. Based on the required compliance with applicable fire codes, no additional mitigation measures are necessary.

8. NOISE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7-27

8. NOISE - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

d) *Other:* _____

☐
☐
☐
☐

Setting. The project site is located adjacent to El Camino Real, a two-lane arterial that generates transportation-related noise in the area. The southwestern portion of the project site, adjacent to El Camino Real, is located within the 60 decibel (dB) to over 65 dB noise contour. The 65 dB contour is located approximately 116 feet from the edge of El Camino Real, and the 60 dB contour is located approximately 250 feet from the edge of El Camino Real. The topography of the project site slopes up to an approximately five-foot berm adjacent to El Camino Real.

Additional sources of noise include the Santa Lucia Sportsmen's Association firing range located approximately 600 feet northeast of the proposed project site. The firing range operates seven days a week, from 9:00 AM to sunset.

The proposed project would result in the construction of one additional residence, which would not significantly contribute to the generation of noise in the area.

Impact. The proposed parcel map includes a 165-foot setback from El Camino Real. Future development would be located within the 60 to 64 dB noise contour. The Noise Element of the County General Plan identifies thresholds for transportation-related noise exposure for residential uses (60 dB outdoor, 45 dB indoor). Noise exposure from 60 to 64 dB is considered conditionally acceptable. Based on the location of the proposed building envelope, and presence of an existing natural noise barrier (the five-foot berm), outdoor noise exposure would be less than significant. In addition, implementation of standard construction measures would attenuate indoor noise exposure by 20 dB, within the acceptable threshold.

The applicant submitted a *Noise Assessment* to address noise exposure due to the firing range to the northeast. Based on the County Noise Element, the maximum allowable noise exposure from stationary noise sources during daytime hours is 50 dB (hourly), 70 dB (maximum), and 65 dB (impulsive). Based on the results of the *Noise Assessment*, the hourly average noise level was 65 dB, and the hourly maximum noise level was 68 dB, which exceeds the noise threshold, resulting in a potentially significant noise exposure impact (David Lord, Ph.D.; February 21, 2005).

Mitigation/Conclusion. The *Noise Assessment* recommends several measures to mitigate both indoor and outdoor noise exposure to less than significant, including site design and construction measures. Locating the outdoor use areas to the southwest of the residence would attenuate noise by approximately 10 dB. The applicant has agreed to implement recommended construction measures, including the use of noise buffering walls, doors, and windows, and strategic siting of vents to meet required noise thresholds (refer to Exhibit B for complete list). Implementation of these measures would mitigate potential noise impacts to less than significant.

7-28

9. POPULATION/HOUSING -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Implementation of the proposed parcel map would result in the potential construction of one additional single-family residence south of the City of Atascadero. The future development would not displace existing housing or people, or use a substantial amount of fuel or energy to construct and maintain. No significant population and housing impacts are expected to occur as a result of the proposed parcel map.

Mitigation/Conclusion. In its efforts to provide for affordable housing, the County currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the County. In addition, Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project. No significant population/housing impacts were identified; therefore, no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7-29

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

g) Other: _____

☐
☐
☐
☐

Setting/Impact. The project site is served by the California Department of Forestry (CDF)/County Fire and the County Sheriff as the primary emergency responders. The closest CDF fire station is the Parkhill Fire Station, located approximately six miles southeast of the proposed project site. The closest Sheriff substation is in Templeton, located approximately ten miles from the proposed project site. The project site is located within the Atascadero Unified School District. This proposed project, along with numerous others in the area would have a cumulative effect on police/sheriff and fire protection, and schools.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et sec) fee programs have been adopted to reduce the cumulative impact to a level of insignificance. No additional mitigation measures are necessary.

11. RECREATION - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) *Increase the use or demand for parks or other recreation opportunities?*

☐
☒
☐
☐

b) *Affect the access to trails, parks or other recreation opportunities?*

☐
☐
☒
☐

c) Other _____

☐
☐
☐
☐

Setting/Impact. The County Trails Plan shows that the project site is located within the Salinas River Trail Corridor. The proposed parcel split and future occupation of a new single-family residence would contribute to the local and cumulative demand for recreational resources in the immediate area and San Luis Obispo County. The proposed project was referred to the County Parks Division for review. The Parks Division did not identify any project specific significant impacts or request a trail easement (Jan DiLeo; February 10, 2005). The applicant is required to pay Quimby and Building Division fees to offset cumulative impacts.

Mitigation/Conclusion. Cumulative impacts would be mitigated through the payment of required Quimby fees prior to map recordation. Quimby fees are used in lieu of dedication of land for park and recreational facilities to provide funds for maintenance of existing parks and acquisition of land. No additional measures are necessary.

12. TRANSPORTATION/ CIRCULATION - Will the project:

Potentially
Significant

Impact can
& will be
mitigated

Insignificant
Impact

Not
Applicable

a) *Increase vehicle trips to local or areawide circulation system?*

☐
☐
☒
☐

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**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is located on the east corner of El Camino Real and Santa Clara Road. El Camino Real is a two lane arterial connecting Atascadero to Santa Margarita, and Santa Clara Road is a two-lane local road providing access to scattered residential development on the east side of El Camino Real. Both roads are operating at acceptable levels of service.

Impact. The applicant proposes to subdivide one lot into two lots. One residence is currently under construction within the boundary of proposed Parcel 1, and one building pad is proposed on Parcel 2. Parcel 1 would be accessed from Santa Clara Road, and Parcel 2 would be accessed from El Camino Real. There is adequate sight distance for both driveways. The proposed project is estimated to generate a total of 20 trips per day, based on the Institute of Traffic Engineer's manual of 10 daily trips per residence. This small amount of additional traffic would not result in a significant change to the existing road service levels or traffic safety.

The proposed project was referred to both the California Department of Transportation (Caltrans) and County Public Works Department. Caltrans did not respond with any concerns. The Public Works Department recommended approval of the project, and requires standard road improvements to El Camino Real and Santa Clara Road (Mikel Goodwin; January 11, 2005).

Mitigation/Conclusion. No significant transportation or circulation impacts were identified, and no mitigation measures are necessary.

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13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The residence under construction on proposed Parcel 1, and the future residence on proposed Parcel 2 would be served by on-site individual wastewater systems. Based on the Natural Resource Conservation Service (NRCS) Soil Survey map, the soil types where the on-site wastewater system will be placed include Conception sandy loam, Botella sandy loam, and San Andreas-Arjuo sandy loams. Based on the NRCS Soil Survey, the main limitations of these soils for wastewater effluent include:

Shallow Depth to Bedrock. This characteristic indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Slow Percolation. This is where fluid percolates too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that shows the leach area can adequately percolate to achieve this threshold.

Impact. The applicant submitted preliminary soil boring and percolation test results for an adjacent parcel prepared by Mid-Coast Geotechnical, Inc. Based on the results of the tests, the percolation rate ranges from 30 to 60 minutes per inch. Siltstone was encountered at a depth of twelve feet. The *Percolation Data Report* states that while no groundwater or evidence of high groundwater was encountered during the borings, sessional perched water may be encountered on the project site (Mid-Coast Geotechnical, Inc.; December 20, 2004). Due to limited availability of information relating to the shallow depth to bedrock characteristic and potential for perched water on the project site, additional information is required prior to issuance of a building permit, including soil borings at leach line location showing that there is adequate distance to bedrock, additional studies analyzing the potential for perched water, or county-approved plans for an engineered wastewater system that shows how the basin plan criteria can be met.

Mitigation/Conclusion. Based on compliance with the Basin Plan, Building Code, and County Ordinance, and submittal of additional technical reports, potential wastewater impacts would be mitigated to less than significant.

14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting.

Surface Water. The topography of the site is nearly level to gently sloping. The nearest source of surface water is Paloma Creek, located approximately 0.6 mile to the west. As described in the NRCS Soil Survey, onsite soils have low to moderate erodibility. The applicant proposes to disturb approximately 0.5 acre of soil for future development. Based on the size of the proposed parcel and underlying nearly level to gently sloping topography, the potential for erosion and off-site sedimentation is low, and impacts to surface water as a result of soil disturbance would be less than significant.

Water Usage. Future development on the project site would be served by the Atascadero Mutual Water Company. The service provider has adequate water resources to serve potential water needs within its boundaries and has indicated that water service is available to serve the project site (John Niel; October 29, 2004). Based on the *City of Santa Barbara Water Demand Factor & Conservation Study "User Guide"* (Aug., 1989), a reasonable "worst case" indoor water usage would likely be about 0.85 acre feet/year (afy) for each residential lot (total 1.7 afy). Prior to final map recordation, a final will serve letter from Atascadero Mutual Water Company shall be submitted to County Environmental Health.

Mitigation/Conclusion. No significant impacts to surface water or water supply were identified, and no mitigation measures are necessary.

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project was reviewed for consistency with policy and regulatory documents relating to the environment and appropriate land use (e.g. County Land Use Ordinance, and the Salinas River Plan). The project was found to be consistent with these documents. The proposed project is not within or adjacent to a Habitat Conservation Plan area. The surrounding land uses include residences, secondary agricultural uses (e.g., livestock grazing, equestrian facilities, etc.), and a gun firing range. The applicant agreed to implement measures to mitigate noise impacts resulting from the nearby gun firing range (refer to Section 8). The proposed project is compatible with these surrounding uses because it is a subdivision of one approximately 2.58-acre parcel into two parcels approximately 1.39 and 1.19 acres each for future sale and development. Although the proposed density and future development is slightly greater than what is allowed in the existing land use category, the proposed parcel split is consistent with land divisions on neighboring parcels and the TDC designation would restrict further subdivision of the project site.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*
- ☐ ☐ ☒ ☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

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Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input checked="" type="checkbox"/>	County Parks Division	Attached
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Assessor	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	No Response
<input checked="" type="checkbox"/>	CA Department of Transportation	No Response
<input checked="" type="checkbox"/>	Atascadero Mutual Water Company	Attached
<input checked="" type="checkbox"/>	City of Atascadero	No Response
<input checked="" type="checkbox"/>	Santa Margarita Area Advisory Council	No Response

*** "No comment" or "No concerns"-type responses are usually not attached*

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> Salinas River Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Lord, David Ph.D. February 21, 2005. *Noise Assessment*.

McLeod, Malcolm Ph.D. May 4, 2005. Botanical survey letter report.

Mid-Coast Geotechnical, Inc. December 20, 2004. *Percolation Data Report*.

Exhibit B - Mitigation Summary Table**Biological Resources**

- BR-1 Prior to issuance of grading and construction permits for individual lot development,** the applicant shall install highly visible, temporary, construction fencing at a distance of 25 feet from the base of the trunk of the mature valley oak tree on proposed Parcel 2. The use of equipment, vehicles, and storage of equipment, vehicles, materials, soils, and fill material shall be prohibited inside the protection fencing. The fencing shall remain in place until final inspection.

Noise

- N-1 Prior to issuance of construction permits for individual lot development,** the applicant shall submit site plans showing outdoor activity areas located on the southwestern side of the residence.
- N-2 Prior to issuance of construction permits for individual lot development,** the applicant shall submit construction plans incorporating the following construction and design standards:
- Vents and roof penetrations: Soffit vents, eave vents, dormer vents and other wall and roof penetrations shall be located on the walls and roofs facing away from the noise source (located on the northern, eastern, and southern sides) wherever possible.
 - Walls: The northeast-facing walls of habitable spaces on all floors of residences nearest the noise source shall have a wall construction with an S.T.C. (Sound Transmission Class) rating of 30 or greater. Construction of the wall shall include the use of non-hardening caulking at all construction joints, header and footer construction and edges of dry wall where gypsum board meets ceiling, intersecting walls and floor.
 - Acoustic leaks: Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation and construction on the northeastern side of the residence nearest the noise source shall receive special attention during construction. All construction openings and joints through the gypsum board on northeast-facing walls shall be insulated, sealed and caulked with foam in place or a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation.
 - Windows: To meet interior LDN 45 dBA requirements, windows for habitable spaces on the northeastern side of the residence shall be of double-glazed construction with one light of laminated glass, and installed in accordance with the recommendations of the manufacturer. The windows shall be fully gasketed, with an S.T.C. rating of 30 or better, as determined in testing by an accredited acoustical laboratory.
 - Doors: To meet the interior LDN 45 dBA requirements, doors facing the northeast shall be fully gasketed and sealed assembly, with an overall S.T.C. rating of 30 or better, as determined in testing by an accredited acoustical laboratory.

Recreation

- R-1 Prior to recordation of final map,** the applicant shall pay all applicable Quimby and Building Division Fees.

Wastewater

- WW-1 Prior to building permit issuance and leach line installation,** soil borings shall be taken at each proposed lot line to verify that adequate separation and acceptable soil conditions exist. If adequate separation or acceptable soil conditions are not achieved, an engineered system shall be designed and installed to conform to Basin Plan requirements.

**DEVELOPER'S STATEMENT FOR THE
CLEVELAND PARCEL MAP AND TDC RECEIVER SITE
SUB2004-00212**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

BIOLOGICAL RESOURCES

BR-1 Prior to issuance of grading and construction permits for individual lot development, the applicant shall install highly visible, temporary, construction fencing at a distance of 25 feet from the base of the trunk of the mature valley oak tree on proposed Parcel 2. The use of equipment, vehicles, and storage of equipment, vehicles, materials, soils, and fill material shall be prohibited inside the protection fencing. The fencing shall remain in place until final inspection.

Monitoring: The Department of Planning and Building shall verify compliance.

NOISE

N-1 Prior to issuance of construction permits for individual lot development, the applicant shall submit site plans showing outdoor activity areas located on the southwestern side of the residence.

Monitoring: The Department of Planning and Building shall verify receipt of required elements on plans.

N-2 Prior to issuance of construction permits for individual lot development, the applicant shall submit construction plans incorporating the following construction and design standards:

a. Vents and roof penetrations: Soffit vents, eave vents, dormer vents and other wall

and roof penetrations shall be located on the walls and roofs facing away from the noise source (located on the northern, eastern, and southern sides) wherever possible.

- b. Walls: The northeast-facing walls of habitable spaces on all floors of residences nearest the noise source shall have a wall construction with an S.T.C. (Sound Transmission Class) rating of 30 or greater. Construction of the wall shall include the use of non-hardening caulking at all construction joints, header and footer construction and edges of dry wall where gypsum board meets ceiling, intersecting walls and floor.
- c. Acoustic leaks: Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation and construction on the northeastern side of the residence nearest the noise source shall receive special attention during construction. All construction openings and joints through the gypsum board on northeast-facing walls shall be insulated, sealed and caulked with foam in place or a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation.
- d. Windows: To meet interior LDN 45 dBA requirements, windows for habitable spaces on the northeastern side of the residence shall be of double-glazed construction with one light of laminated glass, and installed in accordance with the recommendations of the manufacturer. The windows shall be fully gasketed, with an S.T.C. rating of 30 or better, as determined in testing by an accredited acoustical laboratory.
- e. Doors: To meet the interior LDN 45 dBA requirements, doors facing the northeast shall be fully gasketed and sealed assembly, with an overall S.T.C. rating of 30 or better, as determined in testing by an accredited acoustical laboratory.

Monitoring: The Department of Planning and Building shall verify compliance.

RECREATION

- R-1** Prior to recordation of final map, the applicant shall pay all applicable Quimby and Building Division Fees.

Monitoring: The Department of Planning and Building shall verify compliance.

WASTEWATER

- WW-1** Prior to building permit issuance and leach line installation, soil borings shall be taken at each proposed lot line to verify that adequate separation and acceptable soil conditions exist. If adequate separation or acceptable soil conditions are not achieved, an engineered system shall be designed and installed to conform to Basin Plan requirements.

Environmental Determination ED04-496

Date: DRAFT

Monitoring: The Department of Planning and Building, in consultation with the Environmental Health Division, shall verify compliance.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

Signature of Owner(s)

Date

Eric R. Cleveland
Shari Cleveland

7.15.05

7/15/05

Name (Print)

Eric R. Cleveland
Shari Cleveland



(NF) 7-41

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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

FEB 23 2005

DATE: 12/22/04
FROM: PW
FROM: North Co. Team
(Please direct response to the above)
CO 04-0628

Cleveland
SUB 2004-00212
Project Name and Number

Development Review Section (Phone: 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNERS

PROJECT DESCRIPTION: Parcel Map. APN: 059-051-005
4.76 acres, split into 4 parcels. (approx.
1.2 acres ea.) In Atascadero, off Santa
Clara Rd.

Return this letter with your comments attached no later than: 1/18/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?
YES (Please go on to Part II)
NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
NO (Please go on to Part III)
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND APPROVAL - NO CONCERNS - STICK CONDITIONS ATTACHED

11 JAN 2005
Date

Goodwin
Name

5252
Phone

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EXHIBIT B

CONDITIONS OF APPROVAL FOR CO 04-0628, CLEVELAND / TOUCHON

Approved Project

This approval authorizes the division of a _____ acre parcel into _____ parcels of _____ acres / square feet each.

Access and Improvements



Roads and/or streets to be constructed to the following standards:

- a. _____ constructed to a _____ section within a _____ foot dedicated right-of-way.
- b. El Camino Real & Sta Clara widened to complete a A-1 section fronting the property.
- c. _____ constructed to a _____ section from the property to _____ (minimum paved width to be _____ feet).



The applicant offer for dedication to the public by certificate on the map or by separate document:

- a. For future road improvement _____ feet along _____ to be described as _____ feet from the recorded centerline.
- b. For future road improvement _____ feet along _____ to be described as _____.
- c. For road widening purposes 5 feet along Sta Clara Rd, to be described as 25 feet from the recorded centerline.
- d. The _____ foot road easement as shown on the tentative parcel map with a _____ foot radius property line return at the intersection of _____.
- e. A 20 foot radius property line return at the intersection of El Camino Real & Santa Clara Road.
- f. The _____ foot road easement terminating in a county cul-de-sac as shown on the tentative map.

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- ☐ The intersection of _____ and _____ be designed in accordance with California Highway Design Manual.
 - ☐ Access be denied to lots _____ from _____ and that this be by certificate and designation on the map.
 - ☐ The future alignment of _____ shall be shown on the map as reserved for future public right-of-way.
 - ☐ A private easement be reserved on the map for access to lots _____.
 - ☐ A practical plan and profile for access to lots _____ be submitted to the Department of Public Works and the Department of Planning and Building for approval.
 - ☐ All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Improvement Plans

- ☒ Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:

- a. Street plan and profile.
- b. Drainage ditches, culverts, and other structures (if drainage calculations require).
- c. Water plan (County Health).
- d. Sewer plan (County Health).
- e. Grading and erosion control plan for subdivision related improvement locations.
- f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
- g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
- h. Trail plan, to be approved jointly with the Park Division.

- ☒ The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

- ☒ The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

- ☐ If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
 - a. Submit a copy of all such permits to the Department of Public Works OR
 - b. Document that the regulatory agencies have determined that said permit is not longer required.

Drainage

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- ☐ _____ is not capable of carrying additional runoff. Construct off-site drainage facilities for an adequate outlet, or provide evidence of adequate drainage easements.
- ☐ The existing drainage swale(s) to be contained in drainage easement(s) dedicated on the map.
- ☐ Submit complete drainage calculations to the Department of Public Works for review and approval.
- ☐ If calculations so indicate, drainage must be **retained/detained** in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
- ☐ If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. granted to the public in fee free of any encumbrance.
 - b. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
 - c. reserved as a drainage easement in favor of the owners and assigns.
- ☐ If a drainage basin is required, a zone of benefit be formed within _____ for maintenance of the drainage basin. Application to be filed with the The Department of Public Works Administrator.
- ☐ If a drainage basin is required, this development be annexed to _____ for maintenance of the drainage basin. Evidence of acceptance to be filed with the Department of Public Works.
- ☒ The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Wastewater Disposal

- ☐ Prior to the filing of the final parcel or tract map, the applicant shall submit to and be jointly approved by the county Department of Planning and Building and Health Department; results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must perform a minimum of three (3) percolation test holes, to be spaced uniformly in the area of the proposed sewage disposal system. (Parcel(s) _____, only).
- ☐ A community septic system shall be installed with a centralized leaching area and shall have a 100% or greater additional expansion area. The area for the community septic tank system and disposal area shall **be granted in fee on the map to the appropriate maintenance agency for maintenance with the right of ingress and egress / shall be kept as open space within easement for sewage treatment purposes granted to a homeowner's association.** Impervious paving over a disposal area is not considered acceptable.

- ☐ A long term community septic tank and disposal area maintenance plan be submitted to the the Department of Public Works and Health Department and the Regional Water Quality Control Board for review prior to the filing of the final parcel or tract map.
- ☐ The community sewage system shall be designed by a Registered Civil Engineer and operated in accordance with county, state, federal and maintenance entity laws, standards and requirements. A waste discharge permit, if required, shall be issued by the Central Coast State Regional Water Quality Control Board prior to the filing of the final parcel or tract map.
- ☐ This land division shall be annexed to _____ prior to the filing of the final parcel or tract map for **water service/water and sewer service/sewer maintenance/community septic system maintenance/**_____.

Soils Report

- ☐ A final soils report by a Registered Civil Engineer be submitted for review prior to the final inspection of the improvements.
- ☐ Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final parcel or tract map. The date and person who prepared the report are to be noted on the map.

Utilities

- ☐ Electric and telephone lines shall be installed **underground / overhead**.
- ☐ Cable T.V. conduits shall be installed in the street.
- ☐ Gas lines shall be installed.
- ☐ A _____ feet public utility easement on private property along _____, plus those additional easements required by the utility company, be shown on the final parcel or tract map.

Design

- ☐ The lots shall be numbered in sequence.
- ☐ The _____ on lot _____ be removed or brought into conformance with the **Land Use Ordinance / Coastal Zone Land Use Ordinance** prior to filing the final parcel or tract map. A demolition permit may be required.
- ☐ The lot area of _____ shall contain a minimum area of _____ exclusive of area shown for rights of way and any easement that limits the surface use for building construction (Section 22/23.04.021).

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- ☐ The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

Vector Control and Solid Waste

- ☐ A determination of method of pick-up shall be specified by the waste handler and if centralized facilities for the pick-up are required, provisions shall be made within the project for central facilities that meet **Land Use Ordinance / Coastal Zone Land Use Ordinance** requirements for trash enclosures. If centralized facilities are established, this shall include provisions for recycling if service is available or subsequent installation of such facilities if recycling service becomes available in the future.

Fire Protection

- ☐ Provide minimum fire flow of _____ gallons per minute as per nationally recognized standard. Fire flows to be maintained for a minimum two-hour duration.
- ☐ The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.
- ☐ Designate a fire lane within all the driveway areas. This lane to be minimum width of twenty (20) feet. (USE FOR MULTI-FAMILY/COMMERCIAL PROJECTS ONLY)

Parks and Recreation (Quimby) Fees

- ☐ Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total **number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them / or the number of dwelling units proposed in the case of a condominium, stock cooperative, or community apartment project.**
- ☐ For subdivisions of less than five parcels that are not to be used for residential purposes, if a building permit is requested for construction of a residential structure or structures on one or more of the parcels created by this subdivision within four years of recordation of the map, the Quimby Ordinance fee specified in the county fee schedule shall be paid by the owner of each parcel as a condition for the issuance of such permit.

Affordable Housing Fee

- ☐ Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing in-lieu fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Easements

7-47

- ☐ The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel prior to filing of the final parcel or tract map.
- ☐ An open space easement be recorded for the open space parcel(s). It is to be held ***in single ownership / in common by the Homeowner's Association / or transferred to a public trust or conservancy agency approved by the Department of Planning and Building***. The open space parcel is to be maintained as such in perpetuity.

Landscape Plans

- ☐ ***If a drainage basin*** is required, then submit detailed landscaping plans in compliance with Section 22/23.04.180 et seq. to the Department of Planning and Building for review and approval prior to filing of the final parcel or tract map. Said plans to include location, species, size, and method of maintenance of all proposed plant materials. All proposed plant materials shall be of a drought tolerant variety and be sized to provide a mature appearance within three years of installation. Plan to include:
 - a. Drainage basin fencing. (***ONLY USE IF THE DRAINAGE BASIN HAS A DEPTH OF 2 FEET OR GREATER AS MEASURED FROM THE TOP OF THE RIM TO THE LOWEST PORTION OF THE BASIN***)
 - b. Drainage basin perimeter landscape screening. (***ONLY USE FOR FENCED BASINS***)
 - c. Landscaping for erosion control.
- ☐ All approved landscaping shall be installed or bonded for prior to filing of the final parcel or tract map and thereafter maintained in a viable condition on a continuing basis. If bonded for, landscaping shall be installed within _____ days of completion of the improvements.

Mitigations ***PUT ANY MITIGATIONS FROM DEVELOPER STATEMENT HERE ONLY IF THEY CAN BE COMPLETED PRIOR TO THE RECORDATION OF THE MAP***

- ☐ _____
- ☐ _____

Additional Map Sheet

- ☐ The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

CHOOSE APPLICABLE PROVISIONS

- a. That the owner(s) of lot(s) _____ is responsible for on-going maintenance of drainage basin fencing in perpetuity.
- b. That the owner(s) of lot(s) _____ is responsible for on-going maintenance of ***drainage basin / adjacent*** landscaping in a viable condition on a continuing basis into perpetuity.
- c. That secondary dwellings shall not be allowed on ***all lots within the land division / on lots*** _____.

- 1-48
- d. Designated building sites (and access drives) shall be shown on the additional map sheet reflecting the approved tentative map. **At the time of application for construction permits**, the applicant shall clearly delineate the approved building site and access drive on the project plans.
- e. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
- f. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
- g. An agricultural buffer prohibiting residential structures, consisting of _____ feet over lots _____, shall be shown on the additional map sheet. This buffer shall become null and void on individual parcels within this subdivision, if the adjacent Agriculture land use category is changed or if any existing commercial agricultural business on adjacent parcels effecting this subdivision cease operation for a minimum of one year. **At the time of application for construction permits**, the applicant shall clearly delineate the agricultural buffer on the project plans.
- h. The limits of inundation from a 100 year storm over lots _____ from _____ **creek / river** shall be shown on the additional map and note the required building restriction in the on the sheet.
- i. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- j. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated _____ from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
- k. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. *(ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)*
- l. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
- A. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.
- m. PUT ANY MITIGATIONS FROM DEVELOPER'S STATEMENT HERE **ONLY IF THEY GO BEYOND RECORDATION OF THE MAP** _____
- _____
- _____

Covenants, Conditions and Restrictions

7-49

☒ The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:

CHOOSE APPLICABLE PROVISIONS

- a. On-going maintenance of drainage basin fencing in perpetuity.
- b. On-going maintenance of **drainage basin / adjacent** landscaping in a viable condition on a continuing basis into perpetuity.
- b. Maintenance of drainage basin landscaping.
- c. Maintenance of common areas.
- d. Secondary dwellings shall not be allowed.
- e. Designated building sites (and access drives) shall be shown on an exhibit attached to the CC&R's reflecting the approved tentative map.
- f. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
- g. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
- h. An agricultural buffer prohibiting residential structures, consisting of _____ feet over lots _____, shall be shown on an exhibit attached to the CC&R's. This buffer shall become null and void on individual parcels within this subdivision, if the adjacent Agriculture land use category is changed or if any existing commercial agricultural business on adjacent parcels effecting this subdivision cease operation for a minimum of one year.
- i. Maintenance of all local streets within the subdivision until acceptance by a public agency.
- j. The limits of inundation from a 100 year storm over lots _____ from _____ **creek / river** shall be shown on an exhibit attached to the CC&R's and note the required building restriction in the in the CC&R's.
- k. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. (ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)

1. Note to Potential buyers & future owners of the property that there is a gun club across the street with its associated noise

Low Cost Housing (USE IN COASTAL ZONE ONLY)

- ☐ Provide _____ residential units for low and moderate income families as defined by Section 50093 of the Health and Safety Code as part of the proposed project or elsewhere in the community. The agreement with the county for the development will include acknowledgment that it is feasible to provide a level of affordable housing in conjunction with this project. If qualified buyers have not purchased any of the _____ units within six months of the units being available for sale, and evidence can be provided that shows a reasonable advertising campaign was used to attract qualified buyers, the applicant may be relieved from the requirements to sell the units to qualified buyers.

Miscellaneous

7-50



This subdivision is also subject to the standard conditions of approval for all subdivisions using **community water and sewer / community water and septic tanks / individual wells and septic tanks**, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.



A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.



Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.



Prior to the sale of the designated remainder or omitted parcel, if applicable, the applicant shall obtain approval of a certificate of compliance or conditional certificate of compliance from the county.



All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

ATASCADERO MUTUAL WATER COMPANY
WILL-SERVE LETTER

7-51

Date: 10/23/04 11/18/04

The undersigned hereby requests confirmation that Atascadero Mutual Water Company is willing to supply water for the following property:

Lot No. 11 d 11 A

Type of Use Planned (circle one):

Primary Single-Family Residence Apartment Industrial Motel

Secondary Single Family Residence Retail Condominium

Block No.

APN 05-051-005

Number of Units 2 & 4

Other:

Is there existing water service to this parcel? No If so, Account Number:

Property Address:

Does this property have a well? No

Total number of meters requested for this project: 1

Size of meters: 5/8

Name/Company: Cleveland, Eric

Mailing address: P.O. Box 549 Santa Margarita, CA 93453

Telephone Number(s): 805 438-4333

Delivery of Will-Serve notice (circle one):

Mail

Pick-up

I understand that AMWC is willing to supply water to the subject property subject with the following conditions:
(Conditions are subject to change, without further notice, by the AMWC Board of Directors)

1. This Will-Serve Letter applies only to the person(s) or organization and for the use specified above.
2. This property is subject to all AMWC policies, rates and fees in effect when fees are paid, including, but not limited to, connection fees, deferred connection fees, and recovery fees. Note that AMWC policy requires a connection fee to be paid for each dwelling unit served.
3. Exact location of the water meter is to be determined by owner and approved by AMWC.
4. Detailed plans may be required prior to issuance of a meter.
5. This Will-Serve Letter will remain effective for 60 days from the date approved.
6. Owner should confirm that mainline pressure is sufficient to serve the planned elevation of any improvements. In some cases, pressure-reducing valves or booster pumps may be required.

Signed: E.R. Cleveland
Owner or Agent (circle one)

Printed Name: Eric R. Cleveland

FOR AMWC USE ONLY

The property is in AMWC service area

Yes

No

A main extension is required

A recovery fee is due

Comments: See Condition No. 2 above. Each unit served ~~must~~ requires payment of a connection fee.

Existing Main Location and Size: 10" on Santa Clara

APPROVAL:

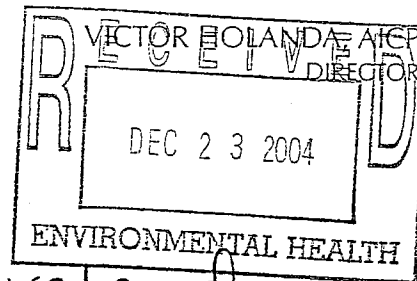
Signature

Date Approved



NF 7-52 7
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE:

12/22/04

TO:

Env. Health

FROM:

North Co. Team

(Please direct response to the above)

Cleveland

SUB 2004-00212

Project Name and Number

CO 04-0628

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-BOARD FOR THE PLANNING

PROJECT DESCRIPTION:

Parcel Map. APN: D59-051-005
4.76 acres, split into 4 parcels. (approx.
1.2 acres ea.) In Atascadero, off Santa
Clara Rd.

Return this letter with your comments attached no later than:

1/18/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

YES

(Please go on to Part II)

NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

NO

(Please go on to Part III)

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Provide applicant with stock conditions for community water and on-site waste water. Applicant will need to provide the intent to serve from Atascadero Mutual in order to receive preliminary approval. This area has soil constraints for septic, therefore, three percolation tests and one deep soil boring will be required prior to map recordation on each lot.

142-05

L. Salo

781-5551

Date

Name

Phone

Depth to groundwater and pumped water will need to be determined.



DEPARTMENT OF PLANNING AND BUILDING

GENERAL SERVICES

2004 DEC 23 AM 11:02

SAN LUIS OBISPO COUNTY

RECEIVED
VICTOR HOLANDA, AICP
DIRECTOR
14 2005

THIS IS A NEW PROJECT REFERRAL

SLO CO PLANNING & BLDG.

DATE: 12/22/04
TO: Parks
FROM: North Co. Team
(Please direct response to the above)

Cleveland
SUB 2004-00212

Project Name and Number

CO 04-0628

Development Review Section (Phone: 788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNER)

PROJECT DESCRIPTION: Parcel Map. APN: 059-051-005
4.76 acres, split into 4 parcels. (approx.
1.2 acres ea.) In Atascadero, off Santa
Clara Rd.

Return this letter with your comments attached no later than:

1/18/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓ YES (Please go on to Part II)
 NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

✓ NO (Please go on to Part III)
 YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Reserve Quimby and applicable Building
Division fees.

02/10/05
Date

JAN D. Leo
Name

X4089
Phone